

City Council
Atlanta, Georgia

06- 0-2254

AN ORDINANCE
BY: ZONING COMMITTEE

U-06-23

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

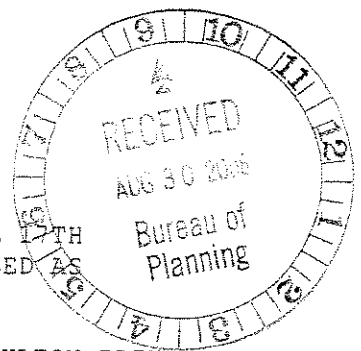
SECTION 1. Under the provisions of Section 16-08.005 (1) (k) and Section 16-06.005 (1) (l) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a PRIVATE SCHOOL Is hereby approved. Said use is granted to INTERNATIONAL SCHOOL OF ATLANTA (DBA ATLANTA INTERNATIONAL SCHOOL) and is to be located at **23-41 Peachtree Street, N.E.**, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 100, 17th District Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

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LEGAL DESCRIPTIONS

ENTIRE AREA

ALL OF THAT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 100 OF THE 15TH DISTRICT, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FORMED BY THE WESTERLY RIGHT OF WAY OF NORTH FULTON DRIVE (40' RIGHT OF WAY AT THIS POINT) AND THE SOUTHERLY RIGHT OF WAY OF PEACHTREE AVENUE (50' RIGHT OF WAY) AND PROCEED THENCE, SOUTHERLY ALONG THE WESTERLY RIGHT OF WAY OF NORTH FULTON DRIVE, SOUTH 03 DEGREES 10 MINUTES 24 SECONDS WEST, A DISTANCE OF 264.26 FEET TO A POINT; THENCE, NORTH 88 DEGREES 00 MINUTES 42 SECONDS WEST, A DISTANCE OF 8.62 FEET AND THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY OF NORTH FULTON DRIVE (VARIABLE RIGHT OF WAY AT THIS POINT) SAID POINT OF BEGINNING THUS ESTABLISHED PROCEED THENCE, SOUTH 03 DEGREES 16 MINUTES 09 SECONDS WEST ALONG THE WESTERLY RIGHT OF WAY OF NORTH FULTON DRIVE (50' RIGHT OF WAY) FOR A DISTANCE OF 386.54 FEET TO A POINT; THENCE DEPARTING THE WESTERLY RIGHT OF WAY OF NORTH FULTON DRIVE AND FOLLOWING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 118.41 FEET AND AN ARC LENGTH OF 91.29 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 18 DEGREES 40 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 89.05 FEET TO A POINT; THENCE SOUTH 03 DEGREES 24 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 77.98 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 188.01 FEET AND AN ARC LENGTH OF 46.54 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 03 DEGREES 41 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 46.42 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 47.42 FEET AND AN ARC LENGTH OF 67.76 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 51 DEGREES 42 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 62.14 FEET TO A POINT; THENCE NORTH 87 DEGREES 20 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 201.36 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.65 FEET AND AN ARC LENGTH OF 67.77 FEET, BEING SUBTENDED BY A CHORD OF NORTH 68 DEGREES 03 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 66.50 FEET TO A POINT; THENCE NORTH 48 DEGREES 45 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 62.37 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 379.98 FEET AND AN ARC LENGTH OF 47.73 FEET, BEING SUBTENDED BY A CHORD OF NORTH 45 DEGREES 10 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 47.70 FEET TO A POINT; THENCE NORTH 41 DEGREES 34 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 58.91 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 159.12 FEET AND AN ARC LENGTH OF 41.28 FEET, BEING SUBTENDED BY A CHORD OF NORTH 49 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 41.16 FEET TO A POINT; THENCE NORTH 56 DEGREES 25 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 261.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 78.60 FEET AND AN ARC LENGTH OF 67.04 FEET, BEING SUBTENDED BY A CHORD OF NORTH 31 DEGREES 59 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 65.03 FEET TO A POINT ON THE EASTERLY SIDE OF DELMONT DRIVE (50' RIGHT OF WAY); THENCE ALONG THE EASTERLY SIDE OF DELMONT DRIVE FOLLOWING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 188.10 FEET AND AN ARC LENGTH OF 46.59 FEET, BEING SUBTENDED BY A CHORD OF NORTH 14 DEGREES 39 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 46.47 FEET TO A POINT; THENCE DEPARTING THE EASTERLY RIGHT OF WAY OF DELMONT DRIVE (50' RIGHT OF WAY) NORTH 06 DEGREES 08 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 314.35 FEET TO A POINT; THENCE SOUTH 83 DEGREES 59 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 47.89 FEET TO A POINT; THENCE NORTH 02 DEGREES 54 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 213.55 FEET TO AN IRON PIN FOUND, 3/4 INCH OPEN TOP PIPE ON THE SOUTHERLY RIGHT OF WAY OF PEACHTREE AVENUE; THENCE, PROCEED EAST ALONG SAID RIGHT OF WAY THE FOLLOWING CALLS; SOUTH 86 DEGREES 10 MINUTES 49 SECONDS EAST A DISTANCE OF 255.58 FEET TO

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AN IRON PIN FOUND, 1 INCH IRON BAR;
SOUTH 86 DEGREES 21 MINUTES 34 SECONDS EAST A DISTANCE OF 59.83 FEET TO AN IRON
PIN FOUND, 1/2 INCH REBAR;
SOUTH 85 DEGREES 54 MINUTES 39 SECONDS EAST A DISTANCE OF 292.50 FEET TO AN IRON
PIN FOUND, 1/2 INCH REBAR;
THENCE LEAVING SAID RIGHT OF WAY; SOUTH 03 DEGREES 10 MINUTES 16 SECONDS WEST A
DISTANCE OF 267.84 FEET TO AN IRON PIN FOUND, 1/2 INCH REBAR;
THENCE SOUTH 88 DEGREES 00 MINUTES 42 SECONDS EAST A DISTANCE OF 91.38 FEET TO
AN IRON PIN FOUND, 1/2 INCH REBAR, AND THE POINT OF BEGINNING. TRACT DESCRIBED
HEREIN CONTAINS 12.98 ACRES OF LAND MORE OR LESS AS SHOWN ON A SURVEY FRONTLINE
SURVEYING AND MAPPING INC., DATED 07/28/09

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND
EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED ROADWAY AREA. WITH THE RIGHT TO
IMPROVE AND MAINTAIN SUCH ROADWAY AREA:

